

**Valle De Oro Community Planning Group
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m/o 12/8
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San Diego County
DEPT. OF PLANNING & LAND USE

Minutes of meeting: November 18, 2008

Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

1. Call to order: 7:03 PM J.L. PHILLIPS, presiding Chair

Members present: Brennan, Brownlee, Chapman, Feathers, Fitchett, Hewicker, Hyatt, Manning, Phillips, Reith

Not present: Henderson, Millar, Mitrovich, Ripperger, Wollitz

2. Finalize Agenda: Agenda item 5 b. will be heard first to provide more time for item 5 a. applicant to arrive.

3. Open Forum: None

4. Approval of minutes: Minutes of October 7, 2008 **VOTE: 8-0-1** to approve.
Abstained: CHAPMAN. MANNING arrived late.

5. Land Use

b. **S08-027:** Site plan for construction of a 5,267 sq. ft. residence and 985 sq. ft. garage at 3557 Tara Way in Steele Canyon Estates (just inside gated entry off Jamul Drive). CHAPMAN introduced the project. She described the project details including the use of earth tone colors, elevations which are typical for Steele Canyon and a 5' tall solid privacy wall. This privacy wall will not set a precedent since these types of walls are typical in the area. Additionally, the neighboring lot is not occupied. CHAPMAN moved to approve the site plan. (FITCHETT seconds.) **VOTE: 9-0-1** to approve motion. (MANNING ABSTAINS)

a. **P08-043:** Use permit for telecommunications facility in county right-of-way on north side of Chase Avenue at intersection with Chase Lane. 35 ft. "telecom light standard" with 26" diameter antennas near top, base station within a 7' x 13' vault, and a 4'4" power/telco cabinet above ground. Surrounding area is zoned residential. Introduced by HYATT. He described the proposed wireless cell T-mobile facility with the 35' high light pole with the antenna on top and equipment above and below ground at the island between a private driveway and Chase Lane on Chase Avenue. The street light would be located on the northeast corner adjacent to a Brazilian pepper and a wrought iron fence. Public testimony ensued. Although notified, the applicant's representative was not present.

Teresa Mill of 1640 Chase Lane has lived there for 27 years and collected signatures against the project. She described the neighborhood as a scenic and semi-rural area which is a dark zone without light pollution. She doesn't want ugly features like cell poles. She also commented on the inadequate notice of the meeting. She requested that the project be rejected or tabled until a later date.

Steve Sanchez of 1678 Chase Lane has safety concerns with the location of the light/cell pole on the busy road and is afraid someone will get hurt.

Aaron Harold of 1640 Chase Lane has concerns with cell phone towers and appreciates the current dark zone.

Mary Radovich of 1674 Chase Lane is concerned with the cell tower and health risks. PHILLIPS cited the Telecommunications Act of 1996 and related that health concerns cannot be used to object to a cell site.

HYATT stated that his committee visited the site and reported on their findings as follow:

- 1) This project does NOT conform to ordinance Section 6985.C.4. The 35' mast must be a minimum distance (height of mast or 50') from the nearest property line which is actually only 8' from the right-of-way. The plot plan shows a future right-of-way line and the distance to that is 27'.
- 2) Several neighbors stated that they enjoy the rural nature of the neighborhood with no light poles in the vicinity. This project would change the look of the neighborhood at night.
- 3) The members of the Planning Group don't like the location of the equipment. Although some of it is underground, the other components including the vent, riser and box are next to a utility pole. The right-of-way line is actually set further back so that if any future improvements or widening of the road were to occur then the utility pole and other facilities would all need to be moved back.
- 4) The facility as described would be a safety hazard. There is already a problem with unsafe speeds on this road. The existing utility pole has already been hit twice in the last year.

HYATT recommends denial of the project. (BRENNAN seconds). Discussion: There was a question concerning the 26" antenna and it was clarified that the antenna consists of 3 panel antennas arranged in a 26" diameter array and not a disc. There is a GPS button on top of the mast. **VOTE: 10-0-0 to deny the project.**

6. New Business – None

7. Unfinished Business – None

8. Chairman's Report:

- 1) PHILLIPS reported that he met with the new head of DPLU. He then handed out some revised organizational charts.
- 2) PHILLIPS discussed POD-08-015 Meteorological (MET) Testing Facility Zoning Ordinance Amendment. The facility can be up to 200' high to conduct meteorological tests for wind turbines temporarily for up to 2 years. This will be on the agenda for the upcoming meeting scheduled on December 16th.
- 3) The San Diego General Plan Update is now available on the website. PHILLIPS requested that we review it and comment on it. It will be on the agenda on December 16th. FITCHETT will e-mail the Planning Group members the link to the site. PHILLIPS said he already discovered a major mistake where Mt. Helix was classified as village residential although it is NOT.

9. Adjournment: 7:41 PM

Submitted by: Jōsan Feathers

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Policy on Long-Term Availability of Sewer Services
to Certain portions of East County

**Policy
Number**

I-107

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Purpose

To establish an interim policy assuring the long-term availability of sewer services and to encourage infilling of certain portions of East County consistent with the County's land use plans.

Background

The overall goal of the Regional Land Use Element of the County General Plan is to accommodate population growth; influence its distribution in order to protect and use scarce resources wisely; to preserve the natural environment; and provide adequate public facilities and services efficiently and equitably. In addition, urban growth is to be directed to areas within or adjacent to existing urban areas, and the rural setting and lifestyle of the remaining areas of the County be retained.

The Spring Valley Sanitation District, along with the Otay Water District, have coordinated their efforts to provide additional sewerage capability within their service boundaries. This Board policy has been adopted as a mitigating measure for the Rancho San Diego Interceptor. In order to use this interceptor to assure long-term availability of sewer services to appropriately urbanizing areas and to prevent the untimely introduction of service to areas beyond the urban limit line, the following policy statements shall apply to service requests within the areas served by Rancho San Diego interceptor.

Policy

It is the policy of the Board of Supervisors that:

1. Future service from the Rancho San Diego interceptor will only be extended to areas within the Urban Limit Line. Failing septic systems as defined by the County Department of Environmental Health, will be excluded from this restriction and will be allowed to connect. The Spring Valley Sanitation District shall not provide sewer service outside the urban limit line contained in the San Diego County General Plan, and only the Board of Supervisors will serve as the approving authority for projects that require the extension of sewer service outside the urban limit line of the General Plan. Exceptions to this prohibition may be approved if the following finding is made: That sewer service is needed to protect the public health and safety.

2. In evaluating requests for use of the Rancho San Diego interceptor beyond 2.9 MGD, the following factors shall be considered:

- a. The availability of Metro capacity;

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- b. The need for service hookups within the Urban Limit Line plus the needs of failing septic systems beyond the Urban Limit Line; and
- c. Whether such service enhancement would be growth inducing.

3. The County of San Diego shall review all proposed capital projects for sewer system improvements submitted by all agencies using the Rancho San Diego interceptor.

4. In the community plan updates for the Valle de Oro, Crest-Dehesa-Harbison Canyon, and Jamul-Dulzara areas phasing the use of the capacity in the Rancho San Diego interceptor may be considered. It is intended that the sewer line shall not be utilized at full capacity until (a) Metrocapacity is obtained; and (b) the urban limit line is extended.

5. The Spring Valley Sanitation District shall monitor its sewage capacity to assure that it does not exceed its current capacity contract with the City of San Diego for treatment at the metro facility. The standard use for calculating capacity shall be 250 GPD per equivalent dwelling unit unless it can be proven that actual use is higher.

6. Districts within the Rancho San Diego interceptor service area will only serve areas within those portions of their district for which LAFCO has approved active powers, except for sewer service needed to protect the public health and safety.

7. A letter of sewer availability will not be requested nor accepted for projects which include lands that are located outside the urban limit line.

8. The Spring Valley Sanitation District shall not enter into out-of-district service/construction agreements with private property owners.

Sunset Date

This policy will be reviewed for continuance by 12-31-12.

Board Action

11-12-86 (No. 1 Spring Valley)

4-8-87 (5)

12-12-89 (49)

5-22-90 (80)

3-13-91 (2)

6-22-05 (21)

CAO Reference

1. Department of Planning and Land Use
2. Department of Environmental Health
3. Department of Public Works
4. Local Agency Formation Commission (LAFCO)